



Deed of Entitlement

for the restoration of Dunans Castle

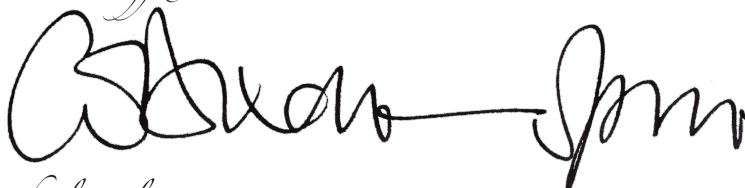
This special and extraordinary deed of entitlement is made on the day noted hereunder between Charles Selwyn Dixon-Spain esq., Laird of Dunans Castle, of Dunans, Glendaruel, Argyll (hereinafter called "the Vendor") and

Laird Guy Boulianne of Dunans Castle

(hereinafter called "the Laird"). Whereas (1) the Vendor is seized of the property herein after described as "Dunans Castle" as described in Schedule the First (2) the Vendor has surveyed part of the property called Dunans Castle for a scheme of restoration and has caused an uncommon form of conveyance to be prepared, subject to the terms laid out in the so-named page at the website scottishlaird.com, and varying according to those terms (3) the Vendor has agreed with the Laird for the sale of property as described in Schedule the Second hereto for an estate in fee simple in possession upon the Terms hereinafter appearing, with reservation and variance as in part two above noted. Now this deed witnesses that in consideration of the sum of good value paid by the Laird to the Vendor (the receipt whereof the Vendor acknowledges) the Vendor as beneficial owner hereby conveys to the Laird all that the property described in Schedule the Second hereto together with a right of access to the Dunans Castle grounds and policies in perpetuity subject to the permits and permissions of the Vendor; hereby conveyed to the Laird are rights of fishing the river known as Chaol Gheann during only those times of year when such activity is permitted.

Schedule the First (aforementioned) All those pieces of land and hereditaments situated in and by Chaol Gheann, and referred to collectively as Dunans Castle grounds containing the remains or remnants or restored structures of the selfsame, measuring some several acres but excluding those buildings, private gardens and houses known as Dunans Castle, House and Grant's Cottage, and as further defined in the terms at the website scottishlaird.com.

Schedule the Second (aforementioned) All that piece of land or property formerly forming part of the policies of Dunans Castle, and now identified as the Plot Number noted hereunder. In witness whereof the Vendor has caused his heritable seal and family crest to be affixed to this deed.



Charles Selwyn Dixon-Spain



Date enacted
12th November 2015

Plot Number
N14625E4